

TABLE C

**Charlestown Neighborhood District
Residential Subdistricts Dimensional Regulations**

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height ² Maximum Stories	Feet	Usable Open Space ³ Minimum Sq. Ft. Per Dwelling Unit	Front Yard ⁴ Minimum Depth (Feet)	Side Yard ⁵ Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
Two-Family Residential Subdistrict												
<u>2F-3000¹</u> 1 & 2 Family Detached	3,000 for 1 or 2 units	N/A	35	35	1.5	2-1/2	35	450	7	5	30	25
Other Use	3,000	N/A	35	35	1.5	2-1/2	35	450	7	5	30	25
Three-Family Residential Subdistrict												
<u>3F-2000¹</u> Semi-attached Dwelling, Row House Building, or Town House Building	1,000 for 1 unit	1,000	20	20	2.0	3	35	350	(4)	2-1/2	20	25

TABLE C - Continued

	<u>Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)</u>	<u>Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)</u>	<u>Lot Width Minimum (Feet)</u>	<u>Lot Frontage Minimum (Feet)</u>	<u>Floor Area Ratio Maximum</u>	<u>Building Height² Maximum Stories</u>	<u>Feet</u>	<u>Usable Open Space³ Minimum Sq. Ft. Per Dwelling Unit</u>	<u>Front Yard⁴ Minimum Depth (Feet)</u>	<u>Side Yard⁵ Minimum Width (Feet)</u>	<u>Rear Yard Minimum Depth (Feet)</u>	<u>Rear Yard Maximum Occupancy by Accessory Buildings (Percent)</u>
<u>3F-2000¹</u> (Continued)												
Any other Dwelling or Use	2,000 for 1 or 2 units	1,000	25	25	2.0	3	35	350	(4)	2-1/2	20	25
<u>3F-3000¹</u>												
Semi-attached Dwelling, Row House Building, or Town House Building	1,500 1 unit	1,500	25	25	2.0	3	35	450	(4)	5	25	25
Any other Dwelling or Use	3,000 for 1 or 2 units	1,500	30	30	2.0	3	35	450	(4)	5	25	25
<u>RH-1500¹</u>												
Row House Building or Town House Building	1,500 for up to 2 units	750	20 for each bldg.	20 for each bldg.	2.0	3	35	150	(4)	none	25	25

TABLE C - Continued

	<u>Lot Area, Minimum for Dwell. Unit(s) Specified (Sg.Ft.)</u>	<u>Additional Lot Area for Ea. Addit'l Dwell. Unit (Sg.Ft.)</u>	<u>Lot Width Minimum (Feet)</u>	<u>Lot Frontage Minimum (Feet)</u>	<u>Floor Area Ratio Maximum</u>	<u>Building Height² Maximum Stories</u>	<u>Feet</u>	<u>Usable Open Space³ Minimum Sq. Ft. Per Dwelling Unit</u>	<u>Front Yard⁴ Minimum Depth (Feet)</u>	<u>Side Yard⁵ Minimum Width (Feet)</u>	<u>Rear Yard Minimum Depth (Feet)</u>	<u>Rear Yard Maximum Occupancy by Accessory Buildings (Percent)</u>
<u>RH-1500¹ (Continued)</u>												
Any other Use	1,500 for up to 2 units	750	20	20	2.0	3	35	150	(4)	none	25	25
<u>RH-2000</u>												
Row House Building or Town House Building	2,000	1,000	20	20	2.0	3	35	250	(4)	none	30	25
Any other Use	2,000 for up to 2 units	1,000	20	20	2.0	3	35	250	(4)	none	30	.25
<u>Multifamily Residential Subdistrict</u>												
<u>MFR¹</u>												
1 or 2 Family Detached Dwelling or Semi-Attached Dwelling	2,000 per bldg. of 1 or 2 units	2,000 per bldg. of 1 or 2 units	35	35	1.0	3	35	400	20	10	30	25

TABLE C - Continued

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height ² Maximum Stories	Feet	Usable Open Space ³ Minimum Sq. Ft. Per Dwelling Unit	Front Yard ⁴ Minimum Depth (Feet)	Side Yard ⁵ Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
MFR ¹ (Continued)												
Row House Building or Town House Building	3,000 for up to 4 units per bldg.	3,000 for up to 4 units per bldg.	30 for each bldg.	30 for each bldg.	1.0	3	35	400	20	10	30	25
Any other Dwelling or Use	4,000 for first 3 units	1,500	40	40	1.0	3	35	400	20	10	30	25

Footnotes

1. See Map 2E, and Section 62-6 (Establishment of Residential Subdistricts). In a 2F subdistrict, the maximum number of dwelling units allowed in a single structure shall be two (2). The maximum number of dwelling units allowed in a semi-attached dwelling shall be one (1). In a 3F subdistrict, the maximum number of dwelling units allowed in a single structure, or in any combination of semi-attached or attached structures (including Semi-Attached Dwellings, Town House Buildings, and Row House Buildings), shall be three (3).
2. For the purpose of determining Building Height, the floor area of a dormer on a Dwelling shall not be included in the floor area calculation for a half story; provided that such dormer is not wider than eight (8) feet and the ridge line of the dormer does not exceed the ridge line of an existing Structure of which it is a part, or a thirty-five (35) feet, whichever is less; and provided further that only the floor area of two such dormers shall not be included in the floor area calculation for a half story. However, the floor area of such dormers shall be included in Gross Floor Area of the Dwelling.

TABLE C - Continued

3. The minimum usable open space requirement is applicable only to Residential Uses and Dormitory/Fraternity Uses.

For any lot that exceeds the minimum lot area specified in this Table C, the required number of square feet of usable open space per dwelling unit shall be calculated by adding: (a) the minimum usable open space per dwelling unit specified in this Table C, and (b) twenty-five percent (25%) of the lot area in excess of the required minimum lot area specified in this Table C for the lot.

All ground level open space used to satisfy the minimum usable open space requirements specified in this Table C must have an unobstructed length of not less than ten (10) feet and an unobstructed width of not less than ten (10) feet, except that, for yards used to meet the open space requirements of this Table C, shorter or narrower dimensions are allowed where specifically permitted by the provisions of Section 62-30 (Application of Dimensional Requirements).

In the 3F Subdistricts and the MFR Subdistricts, up to twenty-five percent (25%) of the usable open space requirement may be met by unenclosed porches (with or without roofs) or by suitably designed and accessible space on balconies of Main Buildings or on the roofs of wings of Main Buildings or on the roofs of Accessory Buildings, provided that any such space on a porch, balcony, or roof has an unobstructed length of not less than six (6) feet and an unobstructed width of not less than six (6) feet.

4. See Section 62-30.1, Conformity with Existing Building Alignment. A bay window may protrude into a Front Yard.
5. Semi-attached Dwellings, Town House Buildings, and Row House Buildings are only required to have side yards on sides that are not attached to another Dwelling.